RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/02/06 15:56 2 pgs
Fees:13.00 Taxes:838.79

20060502-0050734

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: 5/23/2006
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE EXP. 5/23/06 BRENDA S. LAMB STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Lee Black and Jennifer Ansley Higgins Black	New Owner	
(NAME) 2308 Sunnett Place	(NAME) Same	Map 172-15-A
(ADDRESS) Nashville, TN 37211	(ADDRESS)	Parcel 245.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **ALICIA L. TAYLOR AND HUSBAND, CHRISTIAN TAYLOR**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **THOMAS LEE BLACK AND WIFE, JENNIFER ANSLEY HIGGINS BLACK**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 252 on the Plan of Holt Woods, Section Thirteen of record in Plat Book 9700, Pages 598 and 599, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alicia L. Taylor, and husband, Christian Taylor by Warranty Deed dated March 9, 2001, from Emma G. Scott of record in Instrument No. 20010327-0029413,Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2308 Sunnett Place, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 27th day of April, 2006.

Alicia L. Taylor

Christian Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alicia L. Taylor and husband, Christian Taylor, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 27th day of April, 2006.

Commission expires:

Notary Public

BRENDA S. LANE NOTARY PUBLIC STATE OF TENNESSEE Exp. 8/23/06 DICKSON COUNTY, TENN.